




DE LUXE FLATS



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FIRST EDITION

DE LUXE FLATS

PRICE: ONE DOLLAR THE COPY

A BOOK on FLATS and DUPLEX HOMES; Showing the latest advance designs of this particular type of architecture, published to meet the requirements of all those who desire to study the Flat or Duplex Home in its latest development.

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De Luxe Building Co
Architectural Designers

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LOS ANGELES, CALIFORNIA

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"THE DRAUGHTSMAN"
"HOME-KRAFT-HOMES"

F L A T S

Publishers of

"PLAN-KRAFT"
"KOZY HOMES"
"DE LUXE FLATS"

P R E F A C E

S the modern flat grows more in favor and the demand increases for the more artistic and home-like buildings of this character; and as many of our designs cover this type of buildings, we are devoting this entire issue to flats and duplex houses. A very good idea can be obtained of the general effect of the exterior and of the floor arrangement from engravings herein shown. The plans call for all the latest built-in features, such as fireplaces, buffets, book-cases, writing desks, dressers, breakfast-nooks, coolers, cupboards, wall-beds, etc. The flats are piped for furnace and have cement cellars in most cases.

PLANS AND SPECIFICATIONS

The working plans and specifications of any duplex house or flat shown in this book may be had for the price printed under each design herein. The plans include blue prints of four elevations, foundation plan, first-floor plan, second-floor plan where required, and not less than three sheets of details together with twenty or more pages of closely typewritten specifications. Duplicate sets \$8.00 per set if shipped with order, and if later under separate shipment we charge \$12.00 per set.

PLANS TO ORDER

Should you desire an entirely different plan from any herein listed or as shown in any of our other books, we are fully prepared to draw anything to meet your requirements. We will redraw an entire new floor-plan of flat shown for \$30.00 extra for the first plan, and \$20.00 for the second floor, but not making any change in the exterior, furnishing the stock elevations and details at the price printed. Or we will make special plans of any arrangement or design you wish for a charge of \$11.00 per room for any house not costing over \$10,000.00, counting basement, sleeping porches, and first-story staircase halls or reception hall each as one room, but not counting bath-rooms, porches or small halls.

When we make special plans, we make preliminary pencil sketches of the floor plan and exterior and submit for criticism. After they have been returned, with corrections, if any, we finish them up and furnish three sets of blue prints and specifications complete. A deposit of about \$50.00 is required with order for special plans to cover cost of draughting labor of preliminary pencil sketches.

For special plans of buildings costing over \$10,000.00 we will furnish you prices on submission of a rough sketch and other data you may have describing the character of the building.

BUILDING DEPARTMENT

We have built most of the houses shown in this book and we have a large force of skilled workmen and buy our material at wholesale prices, and are in a position to build your home right, artistic and economically.

HOMES BUILT ON PERCENTAGE

We build anywhere in Los Angeles or surrounding towns for less. Investigate our homes built on the percentage basis, where the owner gets the builders' discounts and his home built for net cost.

REMITTANCE

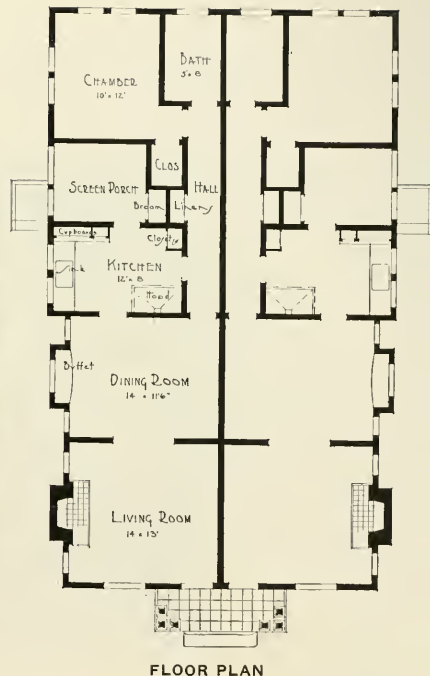
In remitting, send postal or express money order or currency by registered mail. Address all communications to DE LUXE BUILDING CO., 521-527 Union League Building, Cor. Second and Hill Streets, Los Angeles, California.

PLAN NO. 500



A COMFORTABLE, home-like Colonial double bungalow with just the proper space for the average family. The house is well proportioned and well arranged, with all conveniences. The buffets with cane panels, and colonial fireplaces, are of the very latest design. Substantial, convenient, well proportioned and simple, best describe this double bungalow. The plans, specifications, and scale details may be had for \$18.00.

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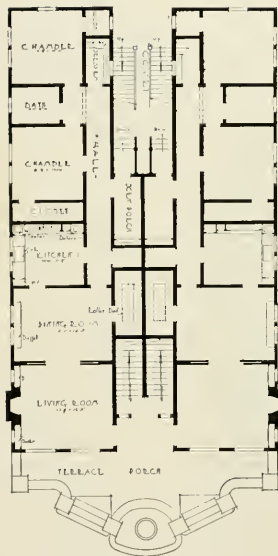


PLAN NO. 503



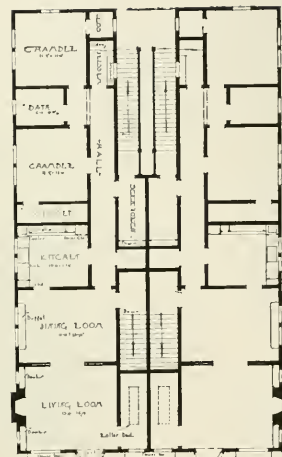
De Luxe Building Co.
Los Angeles, Cal.

PLAN NO. 503



FIRST FLOOR PLAN

G HIS unique four-family flat possesses a classic design appealing to the artistic sense as well as the practical. The suggestion of individuality and the convenience of arrangement has won a distinction for this plan. The built-in dressers, bookcases, desks, buffets, cupboards, etc., are of the most modern and pleasing design, marking this as a modern home in every respect. The ornamental freize and well-proportioned balconies, with the facilities for landscaping, are distinctive enough to satisfy the most fastidious. Complete plans, specifications and details may be had for \$40.00.

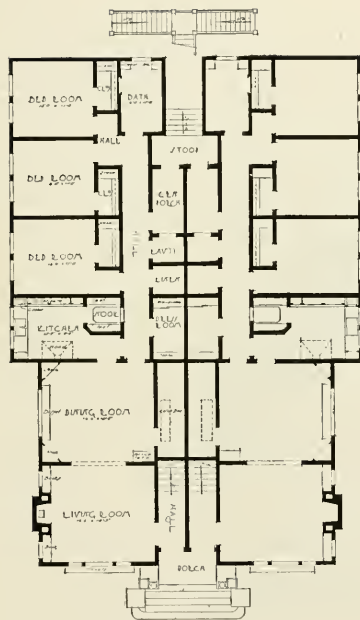


SECOND FLOOR PLAN

PLAN NO. 507-A

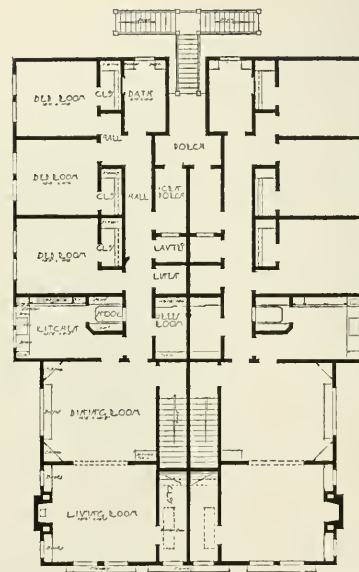


PLAN NO. 507-A



FIRST FLOOR

THE simple and modest lines of this building are most pleasing. The stately, dignified exterior with the broad entrance, lend to this the air of a well-appointed home. An abundance of built-in features all in conformity with the exterior, and the roomy, yet compact floor plans, make this place one to be desired by all. We will furnish these plans complete with all details and specifications for \$35.00.

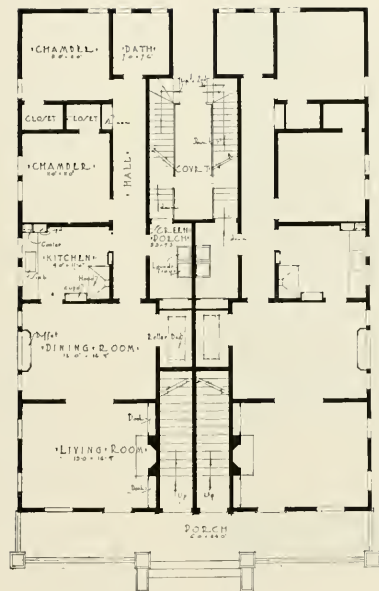


SECOND FLOOR

PLAN NO. 510-A



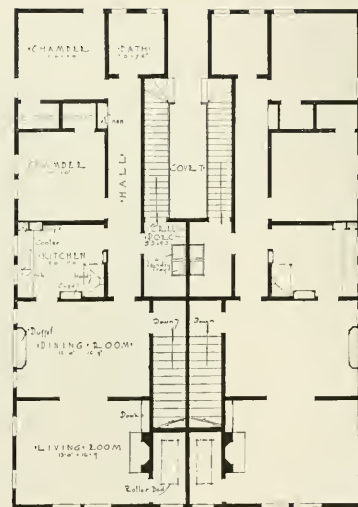
PLAN NO. 510-A



FIRST FLOOR PLAN



MOST striking and well-planned flat building. The well-proportioned cornice with the ornamental freize and the exterior trim should not fail to please in any setting. Five rooms, bath, screen porch, abundance of closets and all the best appointments make this a place of comfort and convenience. Plans and specifications may be obtained for \$40.00.

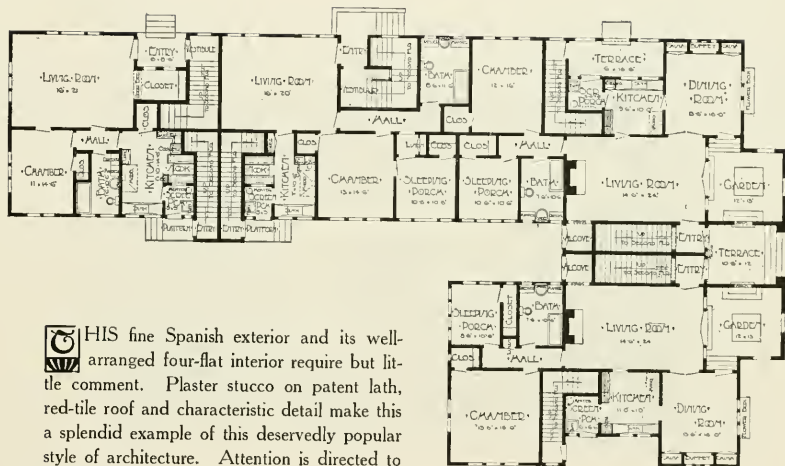


SECOND FLOOR PLAN


PLAN NO. 514



PLAN NO. 514




FLOOR PLAN

 HIS fine Spanish exterior and its well-arranged four-flat interior require but little comment. Plaster stucco on patent lath, red-tile roof and characteristic detail make this a splendid example of this deservedly popular style of architecture. Attention is directed to the fact that this is only suitable for a corner location. Complete blue print plans and details, and full specifications for \$75.00.

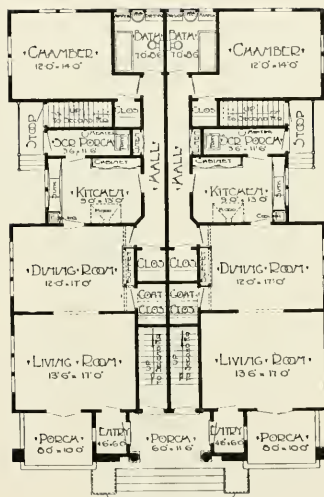
PLAN NO. 516



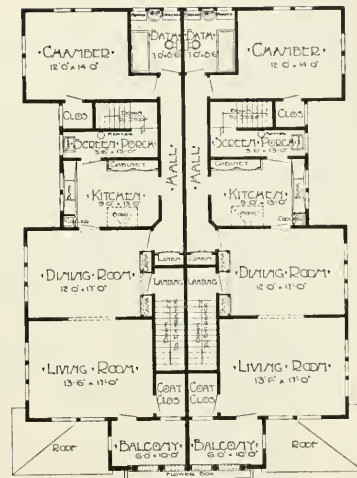
 THE striking four-flat design here submitted is a fine example of modern Italian Architecture, the balance and graceful lines of which give a beautiful effect. There is not a jarring note in its entire composition.

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Los Angeles, Cal.

PLAN NO. 516



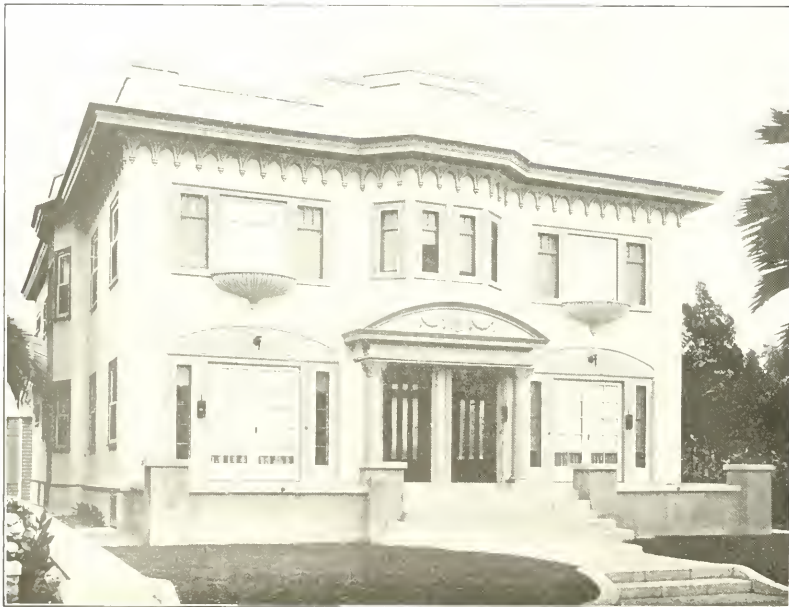
FIRST FLOOR PLAN



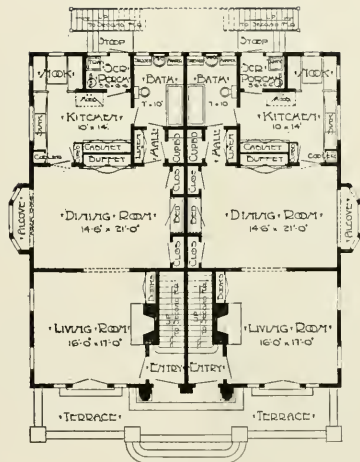
SECOND FLOOR PLAN

MOREOVER, its attractions are not confined to its exterior. A study of the plans will show the careful thought and attention given to the arrangement of its rooms and conveniences. This is one of our most recent designs and bids fair to become deservedly popular. Plans, details and specifications complete for \$35.00.


PLAN NO. 518-A

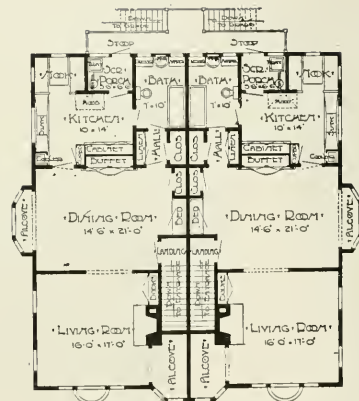


PLAN NO. 518-A



FIRST FLOOR PLAN


 HERE is an element of the picturesque to which the projecting terraces contribute very much. This particular style of flat is becoming more and more popular. This is a discreet and tasteful adaptation of the modern flat to the needs of the American family. It is handsome and stylish without being ornate and ostentatious. The interior conveniences are all that could be desired. Working drawing and specifications for \$30.00.

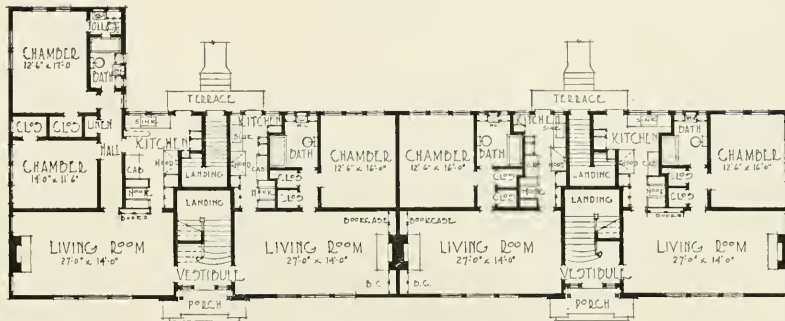


SECOND FLOOR PLAN

PLAN NO. 521

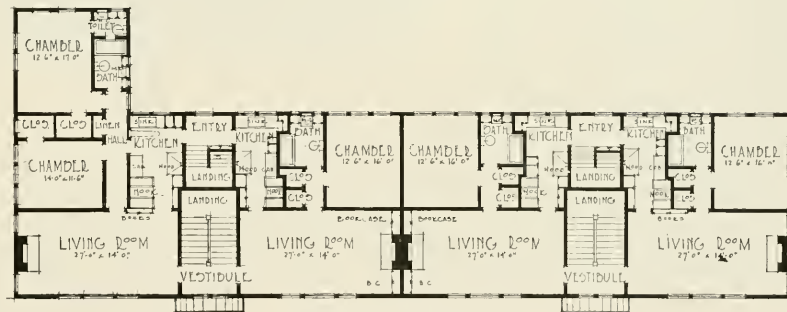


PLAN NO. 521



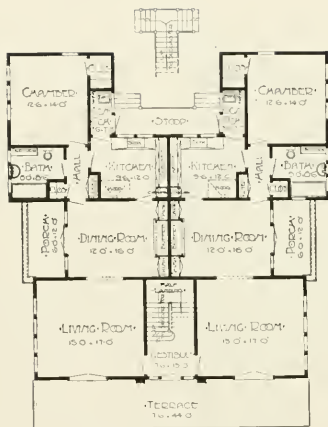
FIRST FLOOR PLAN

ON these pages we show an attractive but inexpensive flat building of eight units, each completely equipped with a full quota of built-in effects. Lack of space does not permit us to dwell on its many good points, but a study of this plan will show the care and attention devoted to its preparation. Complete plans and specifications for \$60.00.

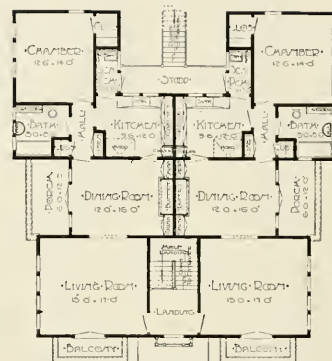


SECOND FLOOR PLAN

PLAN NO. 523



FIRST FLOOR PLAN

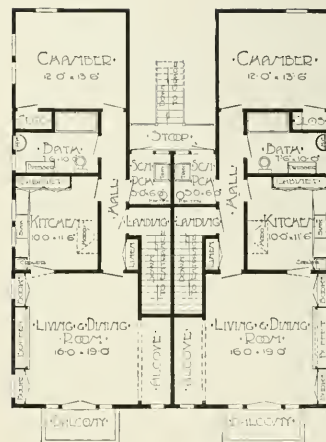
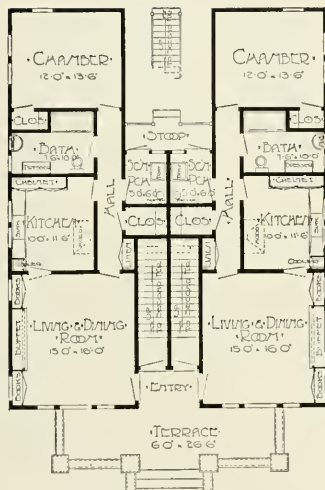


SECOND FLOOR PLAN

ARRANGED in a most handy and practical manner, this four-family flat building shows a wonderful amount of study. Finish in California Stucco throughout. The exterior is most artistic, along truly homelike lines but entirely different from the ordinary wornout detail. All things considered, this building is one well worthy of note. The large terrace, porches and balconies add greatly to the convenience and comfort. Built-in fixtures, hardwood floors, tile bath rooms and large airy rooms make this an ideal home. Plans and specifications may be obtained of us for \$38.00.

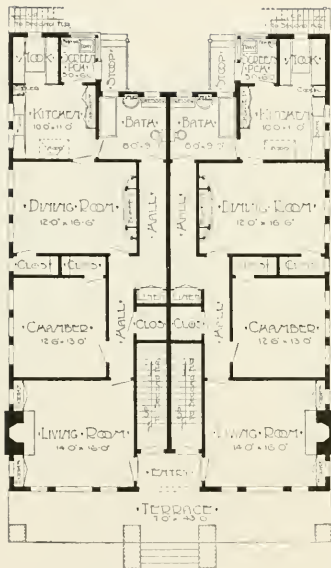
De Luxe Building Co.
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PLAN NO. 524

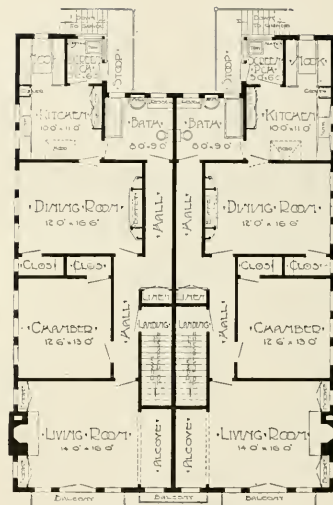


IN this book we are striving to give individual satisfaction to our clients and customers. This design has an individuality which, coupled with a practical floor arrangement, we are pleased to submit for your approval. Buffets, cabinets, dressers, linen closets, oak floors and tile bath rooms add greatly to the comfort and convenience of this modern flat building. Complete plans, specifications and details, \$35.00.

PLAN NO. 525



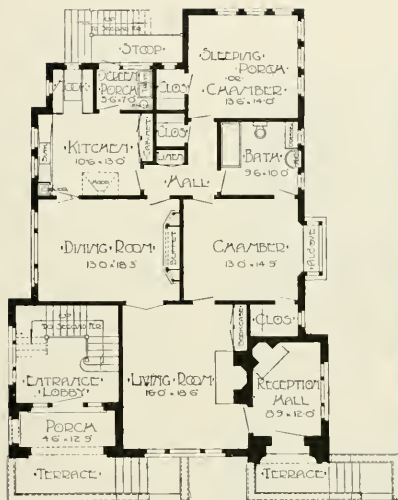
FIRST FLOOR PLAN



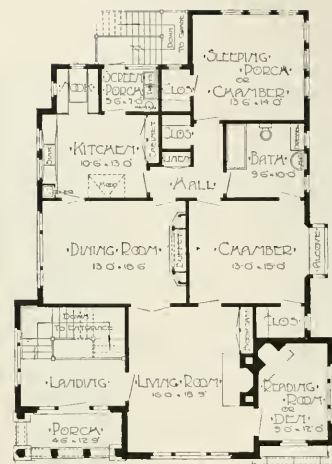
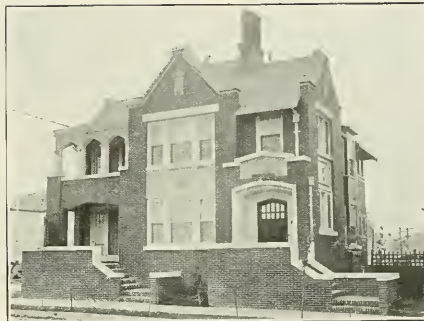
SECOND FLOOR PLAN

FOR permanency and appearance, nothing gives more satisfaction than brick well selected and carefully laid. The above attractive exterior and plans represent a four-family flat of more than average merit. The arrangement of rooms is good and the comfort and convenience of the housewife has been well considered throughout. Plans, details and specifications will be supplied for \$42.00.

PLAN NO. 526



FIRST FLOOR PLAN



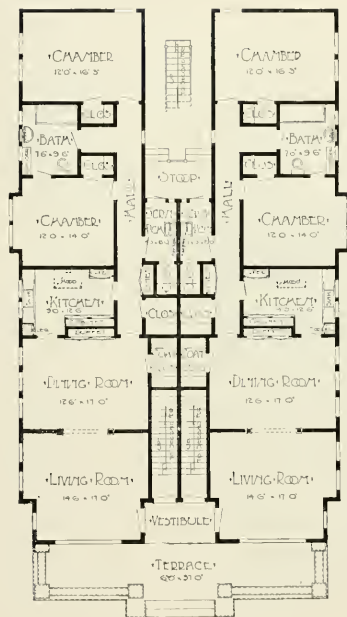
SECOND FLOOR PLAN

ABOVE we illustrate another of our brick exteriors, showing a simple, pleasing design, with individuality in the treatment of windows and entrance. The interior contains everything to make a home comfortable and inviting, including all the best built-in conveniences, hardwood floors and tile bath rooms. There are modern facilities for heating. In all respects, the interior is fully as good as the exterior. We are proud to offer this comfortable flat building for your approval. Plans, specifications and details may be had for \$40.00.

PLAN NO. 528

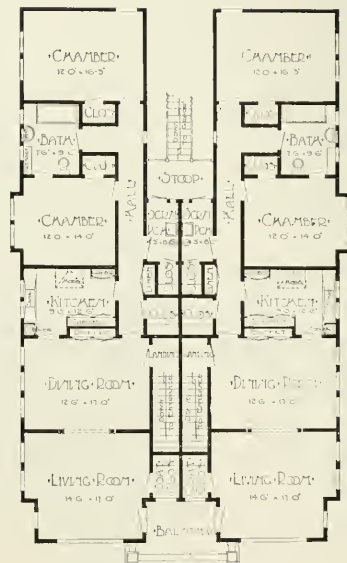


PLAN NO. 528



FIRST FLOOR PLAN

UNUSUAL character and charm is displayed in the bold treatment of this beautiful plastered flat building and denotes that true Western abandon and ignoring of the conventional which has made California world famous for the beauty and originality of its homes. With provision for four families and modern in every sense of the word, the plan has been thoroughly worked out for convenience and comfort. Each room is of generous size and well proportioned, and the lighting is exceptionally good. Complete working drawings and specifications supplied for \$45.00.

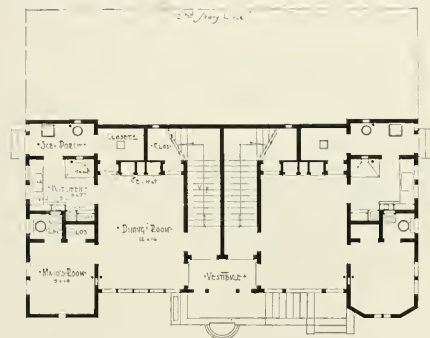


SECOND FLOOR PLAN

PLAN NO. 532-A



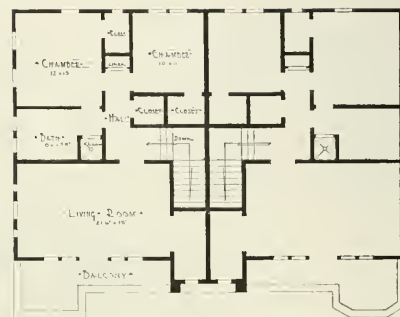
PLAN NO. 532—A and B



FIRST FLOOR PLAN "A"

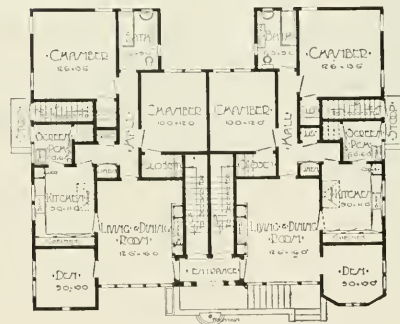


A Corner of Dining Room



SECOND FLOOR "A"

THE Spanish Architecture with Moorish motif in this striking two and four-family residence is in keeping with the modern trend for distinctiveness in design. The stucco plaster finish is relieved with delicately tinted Oriental tile insets over door and window openings. In the well-arranged interior every modern feature is provided for the benefit and convenience of the occupants. Originally planned for a duplex residence on a hillside location, it has recently been re-designed as a four-flat for a level plot. We submit plans for both locations. Complete working drawings, details and specifications for either duplex or four-flat supplied for \$35.00.

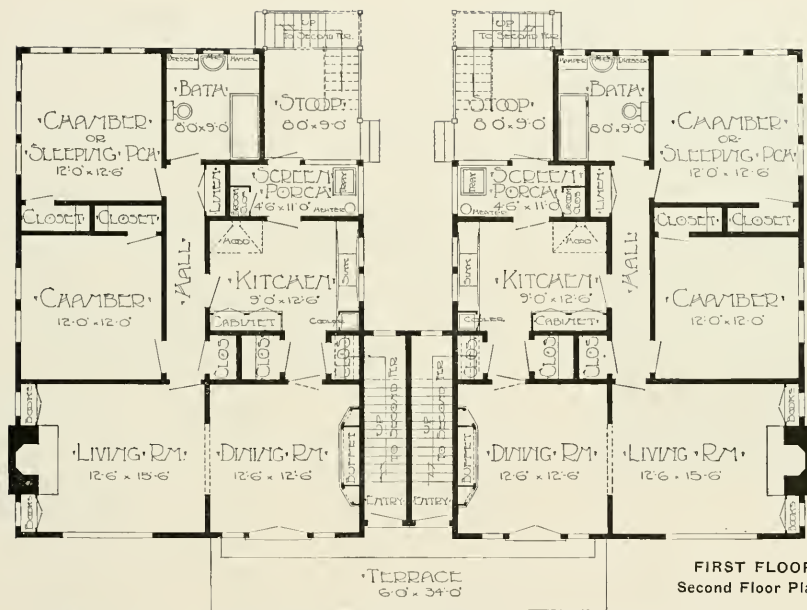


FIRST FLOOR PLAN "B"

PLAN NO. 535-A



PLAN NO. 535-A



FIRST FLOOR PLAN
Second Floor Plan Similar

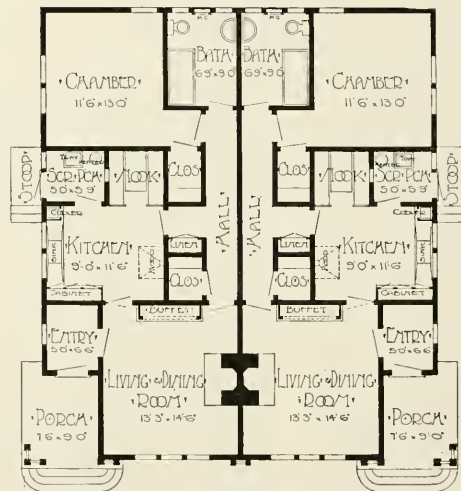
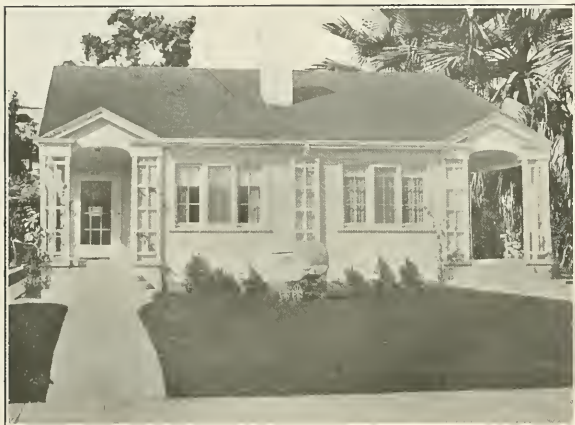


Suggestions in Artistic
Mantel Designs




THIS stucco plaster four-family building not only has considerable artistic merit, but is combined with a practical and conveniently arranged plan eminently suited to the requirements of average sized families. It radiates a homelike feeling throughout. All rooms are of good size and the whole arrangement is extremely compact, every modern built-in feature being incorporated. Complete plans, details and specifications will be supplied for \$48.00.

PLAN NO. 537



FLOOR PLAN

 HIS modest Colonial Duplex is one that has found great favor with our clients. Costing no more than an individual bungalow, it not only provides a home but a source of revenue to its owner. True economy lies in a building of this character. Note the splendid, compact arrangement of the various rooms which permit of a single span of roof covering the entire building. Plans, details and specifications complete for \$20.00.

PLAN NO. 538



ALTERNATE FLOOR PLAN FOR NO. 572




THE CHARMING DINING ROOM BUFFET

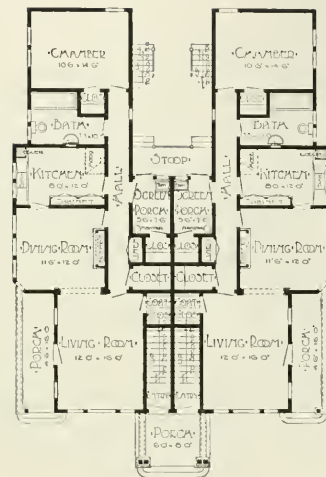
PLAN NO. 540



FIRST FLOOR PLAN

Second Floor Plan Similar

 DUPLEX with charm and individuality. The single entrance from front porch gives it the appearance of a two-story residence. This is a very economical type to build and can be erected on a narrow lot. The exterior is simple and pleasing and the interior arrangements leave nothing to be desired in point of comfort or convenience. Our complete working drawings and specifications will be supplied for \$25.00.




FIRST FLOOR PLAN

Second Floor Plan Similar


ECONOMY as well as convenience has been studied in the excellent design shown on this page. With all expensive detail eliminated from its exterior, it still retains a pleasing and attractive appearance. The plan provides for accommodations for four families and is arranged compactly without any sacrifice of convenience or built-in effects. An abundance of closet room is provided. The general effect is inviting and homelike. Plans, details and specifications complete for \$30.00.

PLAN NO. 547

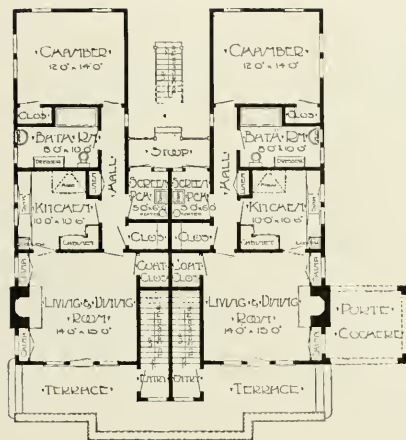


 FINE example of Old English architecture. Our designers ever strive to break away from the commonplace.

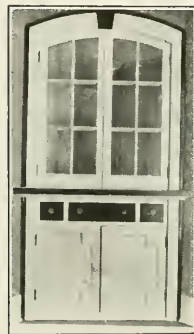


 HIS Buffet is one of many special designs prepared for our clients. While pleasing in appearance, it displays distinct individuality.

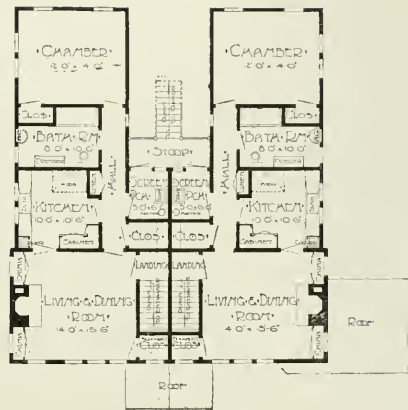
PLAN NO. 547




FIRST FLOOR PLAN



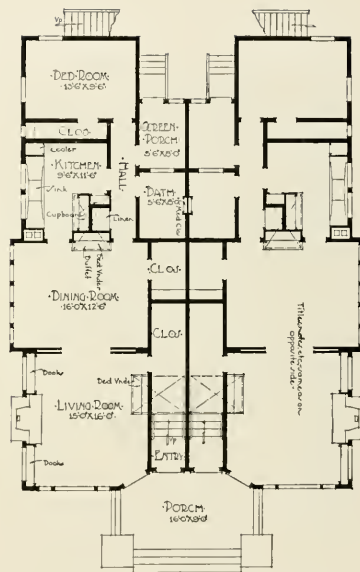
A Pleasing Corner Cabinet of
Our Design



SECOND FLOOR PLAN

 HIS beautiful four-flat building with its quaint high-pitched gables and typical Elizabethian half-timber work, has an old-world charm and attractiveness all its own. A pleasing exterior combined with practical and conveniently planned interior arrangements; its ample closet space, and abundance of modern built-in features render this a most desirable flat building for small families. Plans, details and specifications complete for \$43.00.

PLAN NO. 548



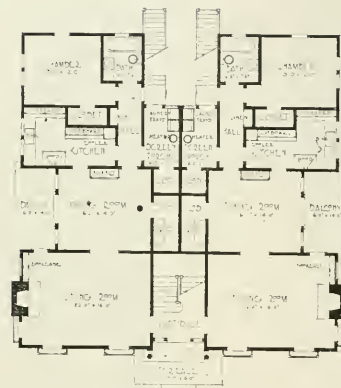
FIRST FLOOR PLAN

Similar Arrangement on Second Floor

ON this page we present a four-family flat of pleasing and unique design. The interior arrangement is well planned, and we submit it with all confidence. The massive plastered columns of front porch lend an imposing appearance to the entrance and add much to the attractiveness of the building. In design and equipment the California idea is uppermost; but in any locality it would give satisfaction. We will furnish blue print plans and details, and complete specifications for \$37.00.

De Luxe Building Co.
Los Angeles, Cal.

PLAN NO. 550



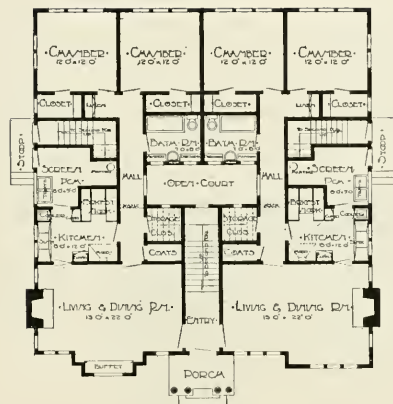
FIRST FLOOR PLAN
Second Floor Similar

GENGLISH Georgian Architecture has many points in common with our own Colonial and is often mistaken for such; comparison, however, shows the distinction. This dignified yet simple design is typical Georgian and correct in every detail. Its setting lends much to its picturesque appearance. A thoroughly up-to-date four-flat plan has been adapted and the whole forms a very worthy addition to these pages. Working drawings and specifications complete for \$35.00.

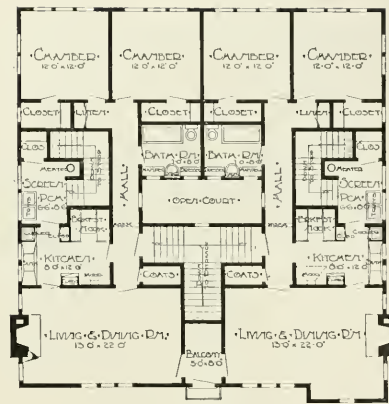
PLAN NO. 555




PLAN NO. 555



FIRST FLOOR PLAN



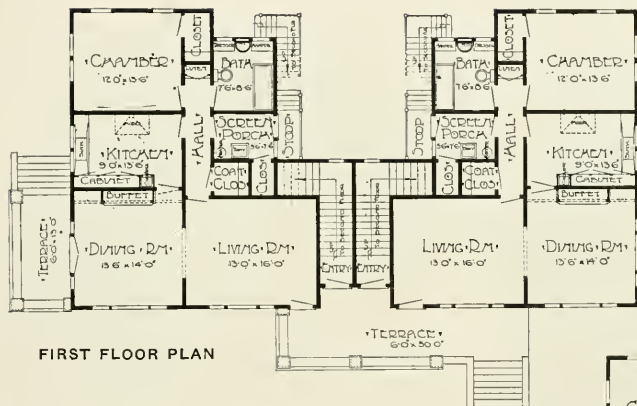
SECOND FLOOR PLAN

 HE beautiful exterior lines of this plastered four-family flat, together with its commodious and comfortably arranged plan entitle it to more than passing notice. No feature of convenience has been omitted in the planning, and careful study is denoted of the needs of the average housewife. Complete plans with details and full specifications for \$45.00.

PLAN NO. 560



PLAN NO. 560



FIRST FLOOR PLAN

A VERY pleasing stucco flat building of striking individuality and merit. The Marquise over entrance doors and the balustraded terraces add considerable to its general attractiveness. The plan provides for four flats, each consisting of four rooms of generous size, conveniently arranged. All usual De Luxe built-in features are incorporated. The whole constitutes a worthy example of modern design and planning. Complete plans, details and specifications supplied for \$48.00.

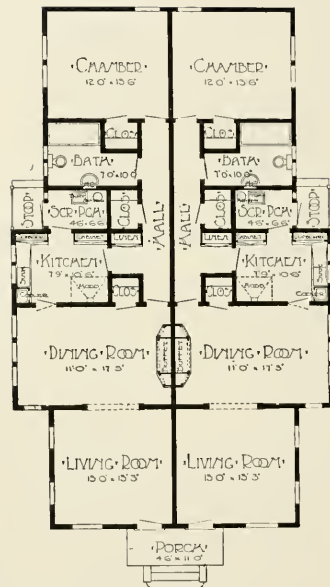


A Restful Solarium or Sun Parlor



SECOND FLOOR PLAN

PLAN NO. 561




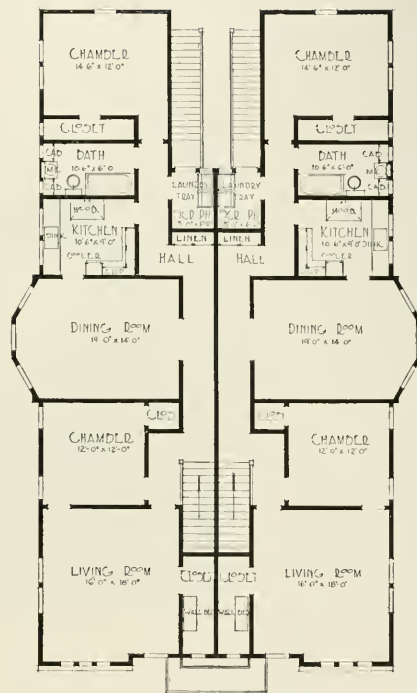
FLOOR PLAN

Dainty in its simplicity, this charming little Colonial two family residence is thoroughly modern in its interior arrangement and equipment. The Cabinet kitchen with its built-in features and the roomy screen porch will appeal to the practical housewife. Inexpensive in type yet complete in every respect, it forms at once a good home and income. Plans, details and specifications complete for \$20.00.

De Luxe Building Co.
Los Angeles, Cal.



 STUCCO plaster four-family flat with a most convenient five-room and bath arrangement, well suited for the accommodation of families of four to six persons. The living and dining rooms have hardwood floors. The dining rooms have wainscot and plate rails. Contrary to our usual custom, we have not shown built-in buffets, china cabinets or bookcases, thus giving an opportunity for the occupants to exercise individual taste in furnishing without lack of harmony. Complete working drawings and specifications supplied for \$50.00.

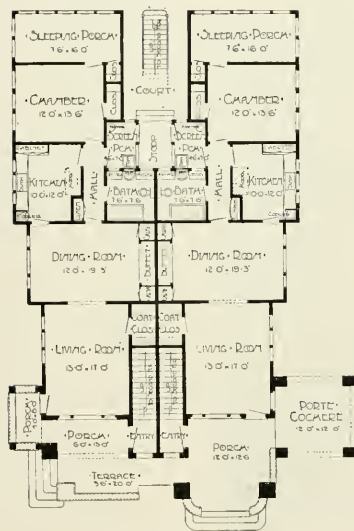


TYPICAL FLOOR PLAN

PLAN NO. 565

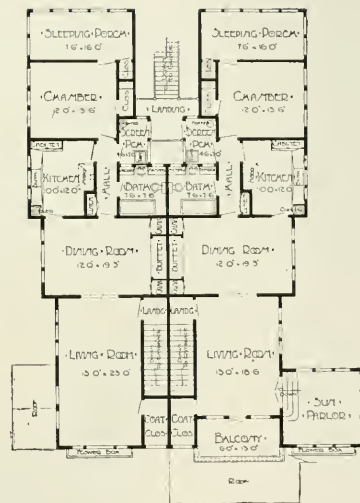


PLAN NO. 565



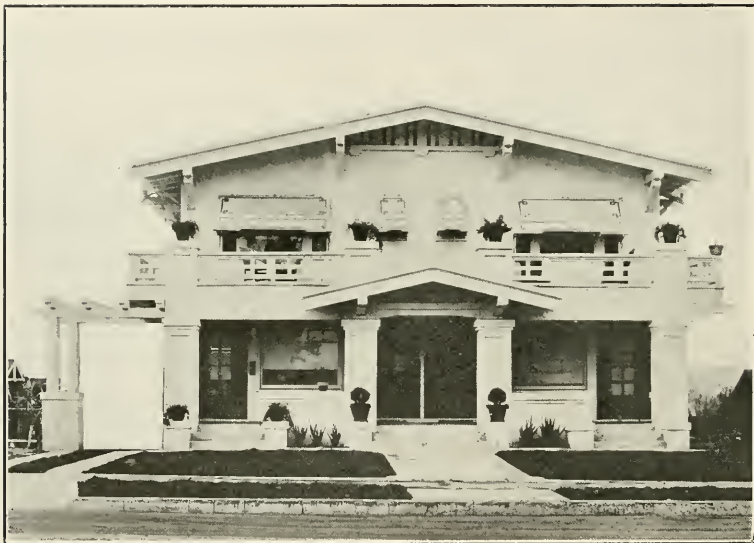
FIRST FLOOR PLAN

THE dignified treatment of this distinctively English exterior and its well-arranged plan offer an appeal to the aesthetic as well as the practical minded. Extensive porches and terraces, the massive brick columns supporting the roof and upper story, and the distribution of the various entrances, remove this from the usual class of flat buildings and give more the appearance of an imposing individual residence. The arrangement of rooms leaves nothing to be desired in the way of comfort and convenience. Complete working drawings and details supplied for \$55.00.

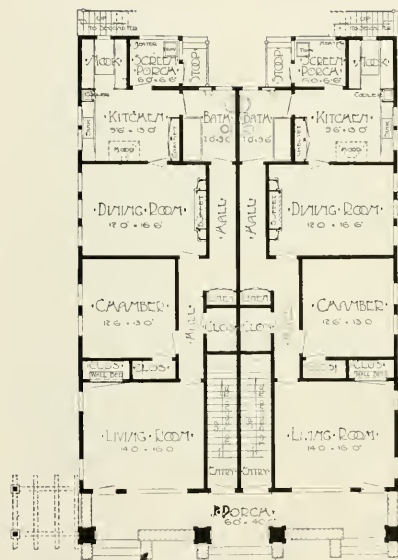


SECOND FLOOR PLAN

PLAN NO. 569

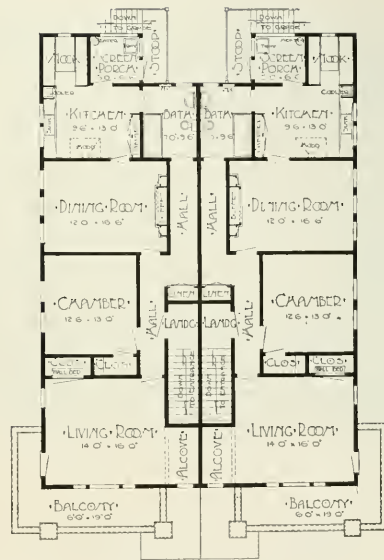


PLAN NO. 569



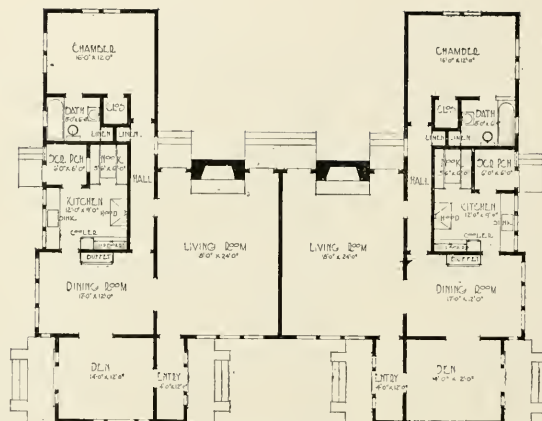
FIRST FLOOR PLAN

AN interesting and distinctive style of four-family flat, and one we feel will enhance our reputation as designers and builders of fine homes. The arrangement of rooms has been considered with great care, the principal feature being the placing of the dining rooms and kitchens at the rear, thereby obviating the necessity of a lighting court and consequent loss of floor space. Each unit is completely up to date with modern built-in conveniences, and forms a perfect home in every respect. Blue print plans and details with complete specifications for \$44.00.




SECOND FLOOR PLAN

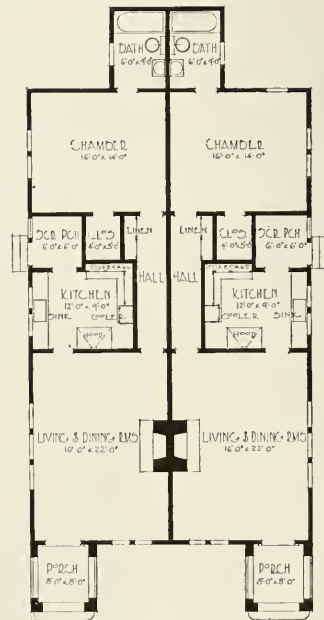
PLAN NO. 572



FLOOR PLAN

 HIS charming duplex forms a pleasing variation from the usual type of two-family houses. The Stucco plaster exterior with flat roof treatment give a refined appearance so often lacking in buildings of this class. Spacious rooms conveniently arranged, ample closet accommodation, and all usual built-in features are provided. Complete blue print plans, details and specifications for \$35.00.

PLAN NO. 575



FLOOR PLAN

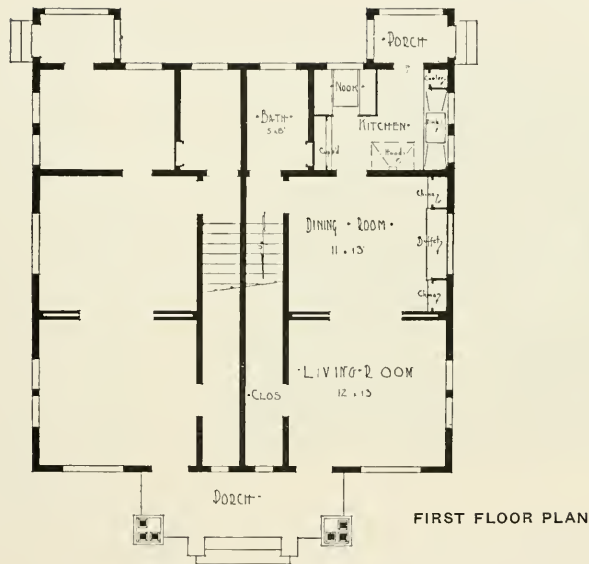


SPANISH Mission duplex of quaint and charming exterior. The plastered walls and heavy red tiles over porches and front windows render it distinctive. The plan shows three large rooms and bath to each unit and is very compact and livable. Plans, details and specifications complete for \$20.00.

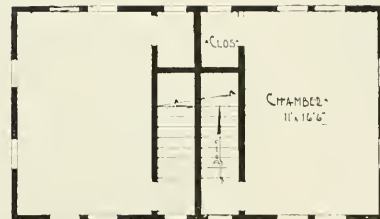
PLAN NO. 577



PLAN NO. 577-A



FIRST FLOOR PLAN




SECOND FLOOR PLAN



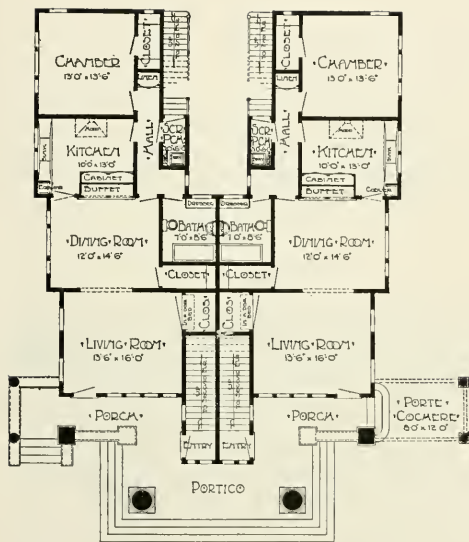
HIS picturesque duplex plastered residence, with its wide projecting eaves, has the appearance of a bungalow of the Swiss Chalet type. The built-in seat on the porch is a novel feature and adds much to the general attractiveness of the building. Well-arranged interiors and many modern conveniences contribute to make these very desirable homes for small families. Plans, details and specifications for \$20.00.

PLAN NO. 580

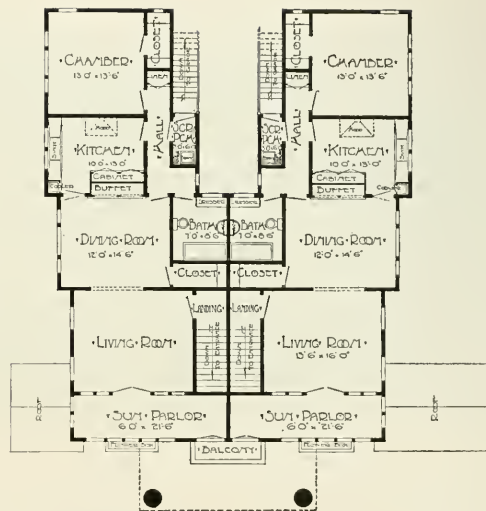


 TS Colonnade suggesting a Southern Colonial mansion, this stately flat building bears an air of calm dignity in keeping with its restful and well-designed interior. The ample and spacious rooms are so arranged and proportioned that full benefit is derived from all floor space.

PLAN NO. 580



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BUFFETS, cabinets, linen closets, dressers, coolers, tile drainboards and all modern facilities make each flat comfortable and practical. Complete blue print plans and details, together with specifications, \$40.00.

PLAN NO. 584



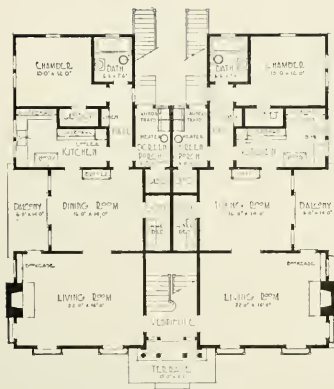
A glimpse of a "De Luxe" Colonial Buffet. Much of our high reputation is due to the character of our fine interior designs.

A beautiful Flat Building, dignified in its treatment and setting, and well worthy of notice.

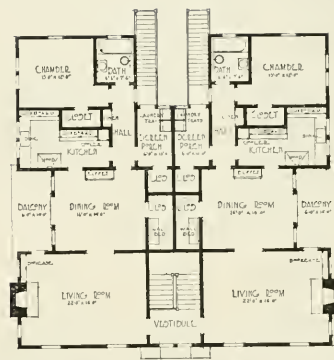


De Luxe Building Co.
Los Angeles, Cal.

PLAN NO. 584

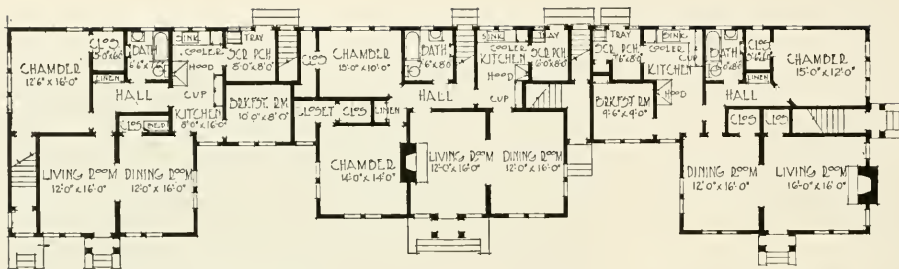


FIRST FLOOR PLAN



SECOND FLOOR PLAN

COLONIAL Architecture will always be popular on account of its intimate association with the early days of this country. The fine example shown on opposite page, as an exterior for a thoroughly modern four-flat building, in which nothing has been omitted in the way of appointments, should meet the requirements of the most exacting. The plan is conveniently arranged, the rooms are spacious and the whole effect gives a real homelike feeling. Complete working drawings and specifications will be supplied for \$35.00.



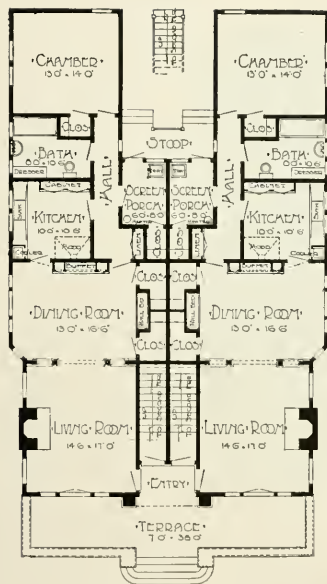
FIRST FLOOR PLAN

PLAN NO. 588

THIS conservative design consists of three units of two flats each, and presents a most imposing frontage. It was designed originally for a shallow lot, but it can be built to better advantage where more space is available. In keeping with the refined exterior is an admirable arrangement of floor plans, each flat being provided with five good-sized rooms and a full complement of built-in features. We will furnish plans, details and specifications complete for \$75.00.



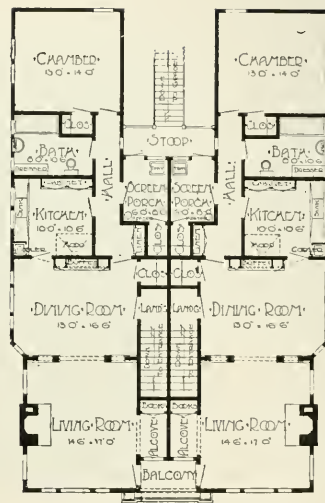
PLAN NO. 590



FIRST FLOOR PLAN




TASTEFULLY designed exterior and clever plan combine to make this one of our most popular four-family buildings. Large symmetrical rooms, plenty of closet space and an abundance of modern built-in effects are among its most pleasing features. We will supply the complete plans, details and specifications for \$40.00.



SECOND FLOOR PLAN

PLAN NO. 593



 THE Bungalow Court is essentially a Southern California development, but is being rapidly adopted in Eastern cities. It permits of the profitable utilization of deep, double or large, odd-shaped lots, by the erection of a number of small single or duplex bungalows of an inexpensive type in place of a more costly flat building. The gardens, walkways and semi-private character of these courts make them not only popular as homes, but a very profitable investment.

De Luxe Building Co.
Los Angeles, Cal.

PLAN NO. 594




ON these pages we shown views of portions of courts composed of four-room Bungalows. Other arrangements are shown in cuts on following pages and are well worthy of attention. Send us a sketch showing location, size and shape of your lot and we will advise and submit an arrangement in accordance with your requirements.

PLAN NO. 595




BOVE we shown a view of a portion of a Bungalow Court composed of duplex units. Each has a separate porch and cement walk. The interior arrangements are such as will please the most fastidious minded, nothing being omitted to render each a complete home in every respect. Plans and specifications for this and all others shown on these pages at a reasonable charge.

PLAN NO. 596

 HE court on the right shows a widely spaced arrangement of various types of four and five-room Colonial-type Bungalows, on an ungraded lot, with a charming result.

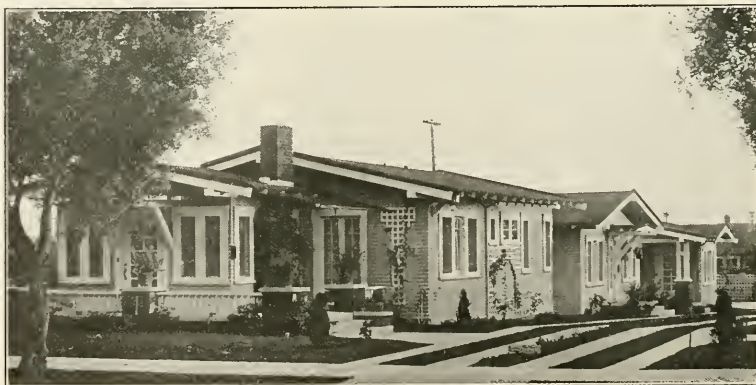


 N the left a modified Old English type that makes a very pleasing exterior and admits of convenient interior arrangement. The general effect only lacks the cobbled street to represent a scene in "Spotless Town." We can reproduce either of these courts on your lot.



THE stucco finished court at the left is the result of careful designing and planning. The exterior is of pleasing proportion, while the interior of each house is all that can be desired in a home of this size. We will arrange these homes to fit your space in single or double court.

THE court at the right consists of beautiful little homes with well arranged interiors. They have modern fireplaces and mantels, and all the best features for comfort and convenience. For either the single or double court this style of Bungalow is most attractive. Plans, specifications and general arrangement plans furnished to fit your lot.



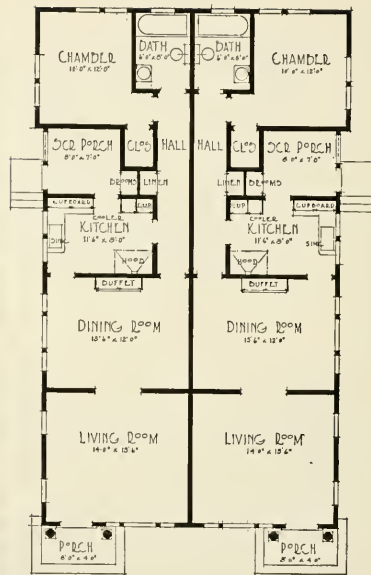
PLAN NO. 598

WE offer here at the right a court of houses on Spanish lines. This forms a beautiful and a most attractive place. White stucco walls and red tile coping with good landscape make this type very pronounced. It contains the usual up-to-date built-in necessities. Plans, specifications and general layout plan to meet your requirements. Can be had at a nominal cost.




ON the left a court composed of typical California Bungalows of five and six rooms. The designs may be varied to suit individual taste, with an always pleasing result. We have complete plans and specifications to suit any condition or size of court.

PLAN NO. 599



FLOOR PLAN

 HIS modern Colonial Duplex home is one that has become so popular that we take delight in submitting the exterior and floor plans for your approval. The combination of a compact, convenient and artistic home, such as here shown, is not often found in the duplex home. You will note the careful arrangement of rooms and the grouping of windows, allowing ample space for all furniture. All the modern built-in features have been provided. Plans and specifications may be had for \$20.00.

De Luxe Building Co.
Los Angeles, Cal.

MORE BOOKS ON BUILDING



WE HAVE FOUR OTHER BOOKS, EACH DISPLAYING TYPES OF RESIDENCES NOT SHOWN
IN ANY OTHER ON THE MARKET.

"PLAN-KRAFT"—A Book containing splendid designs of two-story homes ranging in price from \$2500.00 to \$35,000.00.

"KOZY HOMES" is a unique Book illustrating artistic bungalows ranging in price from \$800.00 to \$7500.00.

"HOME-KRAFT-HOMES" portrays many fine residences designed especially for Eastern trade. The prices range from \$1150.00 to \$8500.00.

"THE DRAUGHTSMAN" contains modern designs of Bungalows, ranging in price from \$1100.00 to \$10,000.00.

It stands to reason, that after having studied on and worked out a set of plans for a client, we are more familiar with his ideas than a firm who never saw the plans before. It is also evident we can carry out those ideals more readily and with less expense and annoyance to the owner than those not so familiar with his wishes.

Confinement to Design only causes one to become narrow and impractical in the line of construction itself. Those who confine their efforts to building are liable to neglect their artistic instincts.

We have put forth every effort to avoid either of these conditions and have worked with an end in view to combine the greatest possible art and design consistent with true economy and good construction.

Our designer and draughtsmen and our foremen on the jobs cooperate, thus producing an interest in the job that would otherwise be impossible.

No matter how small your building is it will receive the greatest of interest and attention from the foreman as well as the superintendents sent from the Office. "All our clients are our friends; we solicit investigation."

Yours for better building,

DE LUXE BUILDING CO.

WE have arranged a number of plans in serial numbers with alternate floor plans and photographs, for example: 507-a and 507-b floor plans can be used with the same elevations. This allows a greater scope in selecting any floor plan or exterior. . . .

De Luxe Building Co
Architectural Designers

A. B. MAESCHER, Manager

W. F. BOWEN, Architect

We Are Designers and
Builders of Fine
Residences, Apartments,
Flats, Store Buildings, Etc.
Plans Furnished to
Contractors and Others.

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LOS ANGELES, CAL.

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